



TOWN OF ARLINGTON MINUTES OF THE PERMANENT TOWN BUILDING COMMITTEE MEETING

Date: March 15, 2022

Time: 7:00PM

Location: Each of the Committee Members and the Guests Participated Utilizing the ZOOM Videoconferencing Platform or by Phone Conference

Attendance: Allen Reedy, Bob Jefferson, Mike Rademacher, Jim Feeney, John Maher, Peter Martini, Bill Hayner, Brett Lambert

Guests: David Steeves, Josh Sydney, Chris Baryluk, Bill Sterling, Steve Kirby

The Chairman called the meeting to order at 7:01 pm.

TOWN YARD

Mr Baryluk gave an update of the project :

Mr. Baryluk did a photo update of the project showing the following: snow removal, utility ductbank, site work, ground improvements of pier drilling, existing foundation removal and roof top units on Bldg A.

He then gave a schedule update stating that sitework for Bldg E ran into problem two weeks ago but hoped to finish in 5 weeks, site work is about 25% complete, roof is 95% complete and still waiting on power which should be done in 3 weeks.

Chairman Reedy asked Mr Sydney about the schedule and trying to get work started in other areas out of schedule to make up some time. Mr Sydney stated that he consulted with Mr Rademacher and that work on Bldg C had started with electrical and conduit work.

Mr Baryluk presented two change requests for the PTBC to review:

- CR#41- Window head detail in Bldg A, -\$3,385.65
- CCR#29 - Includes CR#25A Revised electrical ductbank \$10,000 but this change came out of contingency so cost to budget is zero dollars.

A motion was made by Hayner, seconded by Maher to approve the change request. Motion passed unanimously on a roll call vote 8-0.

Mr Baryluk then reviewed the change order exposure log. He noted that they are still negotiating rate changes with Derenzo company otherwise log changes are status quo.

Question was raised in regard to the snow melt system that was being considered to be added back into the Building E build. Mr Sydney explained that the snow melt system was a VE item that was taken out of the project due to cost. It is now being considered to be placed back into the project, but Mr Sydney feels the cost is too high and will continue to negotiate the price.

Mr Maher questioned the status of the sludge removal and cost from the drainage structure. Mr Sydney explained that CR 59 for that item was still under negotiations for final cost but is a requirement we are going to have to proceed with.

Mr Sydney wanted it noted that the line-item budget for winter conditions which was \$100,000 was close to be completely used.

Chairman Reedy asked for an update from Mr Sydney in regard to the budget and time extension requested by Commodore and discussed at our last meeting. Mr Sydney referred to his email memo dated 3/15/2022. This email outlines the project budget, timeline and contractor request for additional time and money. Discussion was held about bringing in the contractor at our next meeting and discussing these issues with them. Mr Sydney requested that he discuss some of the issues with Commodore to see if there could be some common ground. He was not sure if that could be accomplished before the next meeting but would have conversations with them. Mr Martini requested that we receive feedback from our OPM and architect as to whether the requests from Commodore are justified and if not what should the PTBC be considering as reasonable. Chairman Reedy suggested that Mr Sydney be allowed to work with Commodore and hopefully find common ground and have them come to our next meeting on April 5, if possible. If not then that they come in on April 19.

The following invoices were presented and motions to approve by Hayner, and seconded by Maher:

- UTS- Invoice # 98397-1 - construction material testing 1/10/22-2/3/22 - \$3,560.00
- UTS- Invoice # 98774 - construction material testing 2/11/22-2/24/22 - \$780.00
- Commodore Builders - Requisition #10 - February 2022 construction - \$1,054,235.22

Three invoices totaling \$1,058,575.22 were unanimously approved by roll call vote 8-0

Mr Martini commented on the two curve charts that were presented. He felt that the charts should have showed a more definitive flow of the original plan versus the updated plan. Mr Sydney said he would bring those suggestions back to contractor.

CENTRAL SCHOOL

Chairman Reedy thanked Mr Kirby for facilitating the tour of the Central School today.

Mr. Kirby gave an update on the status of the project.

Noted that Department Head meeting was held in main hall last week. There are some events being held in main hall.

Ground floor and first floor entries are being worked on.

South entry turnbuckles are expected tomorrow. Canopy ceiling is being worked on. New concrete pad and drainage expected next week. Bollard for ADA door opener to be installed.

Stair 3 is finished, painting ongoing, hardware for doors being installed and sliding doors will be restored and not replaced.

Cabot Risk will be doing inspection on Thursday and new punchlist will be done including kitchen.

Chairman Reedy requested update on HVAC commissioning. Mr Kirby stated that a valve still needs to be installed before that can be done.

Photo log was presented showing new entry doors at east and west entries, canopy wood ceiling, stair 3, main hall, stair railings and fabric wrapped acoustical panels.

The following invoice was presented and motion to approve by Hayner, and seconded by Maher:

- Vertex- invoice #166954 for OPM services February 2022 -\$12,886.65

- KSR Construction - Requisition #21 - January 2022 - \$244,770.54
- Red Thread - invoice #882263 - Furniture, fixtures, equipment - \$197,062.91

Three invoices were unanimously approved by roll call vote 8-0

Chairman Reedy asked Mr Kirby if there was a schedule update. Mr Kirby responded no but he would keep asking.

HOUSEKEEPING

The minutes of the March 1, 2022, meeting were presented for approval. There were some administrative changes presented and agreed upon. On a motion by Maher seconded by Feeney to approve as amended. Minutes were approved by roll call vote 7-0-1. Lambert abstaining.

Whereupon a motion was made by Maher seconded by Jefferson to adjourn at 8:30 PM and it was unanimously voted.

Respectfully Submitted,
Robert Jefferson